



SCHUIL
AG REAL ESTATE



+/-160 Acres – Pistachios – Mendota, CA

33571 W Adams Ave, Mendota, CA 93640, USA • 160
Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the south side of Adams Avenue, 1/2 mile west of Hwy 33 (Derrick Avenue) south of Mendota in Fresno County, CA. Site address is 33571 W Adams Ave, Mendota, CA 93640, USA

SIZE:

+/-160.00 Assessed Acres

PLANTINGS:

Property is planted in Pistachios:

- **West half of ranch:** Lost Hills variety on UCB-1 rootstock with Randy and Peters Pollinators planted in 2006
- **East half of ranch:** Pete 1 variety on UCB-1 rootstock with Chico and Peters Pollinators planted in 2006

WATER:

Property has one (1) well, drilled in 2014 with a 250hp motor and sand media filter system. Located in Westlands Water District with a turnout and receives deliveries.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Fresno County APN: 028-170-15s

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

+/-160 acres of mature pistachios with a well and deliveries from Westlands Water District. Growing crops are negotiable and production records are available.

PRICE:

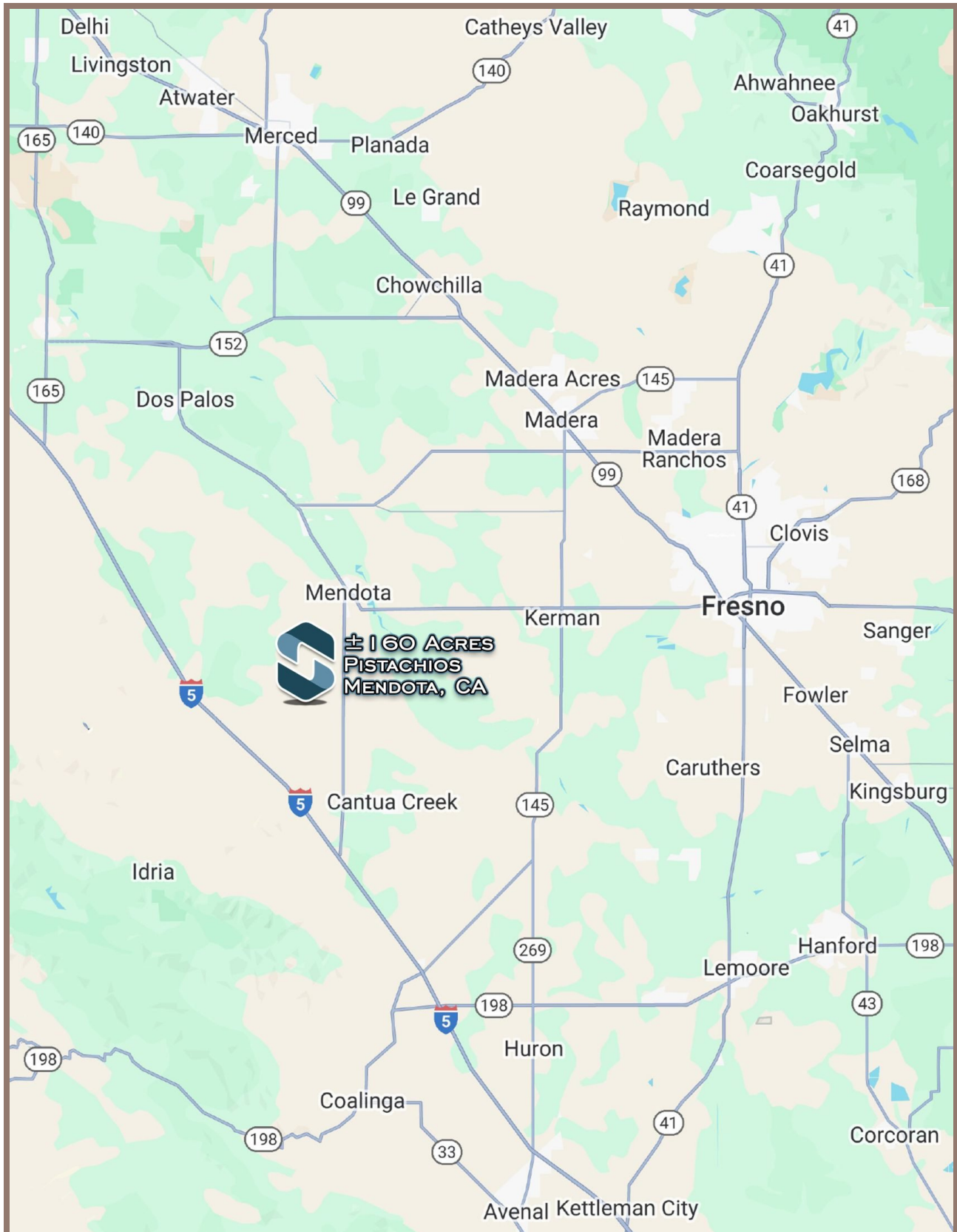
\$2,880,000 (+/- \$18,000 Per Acre)

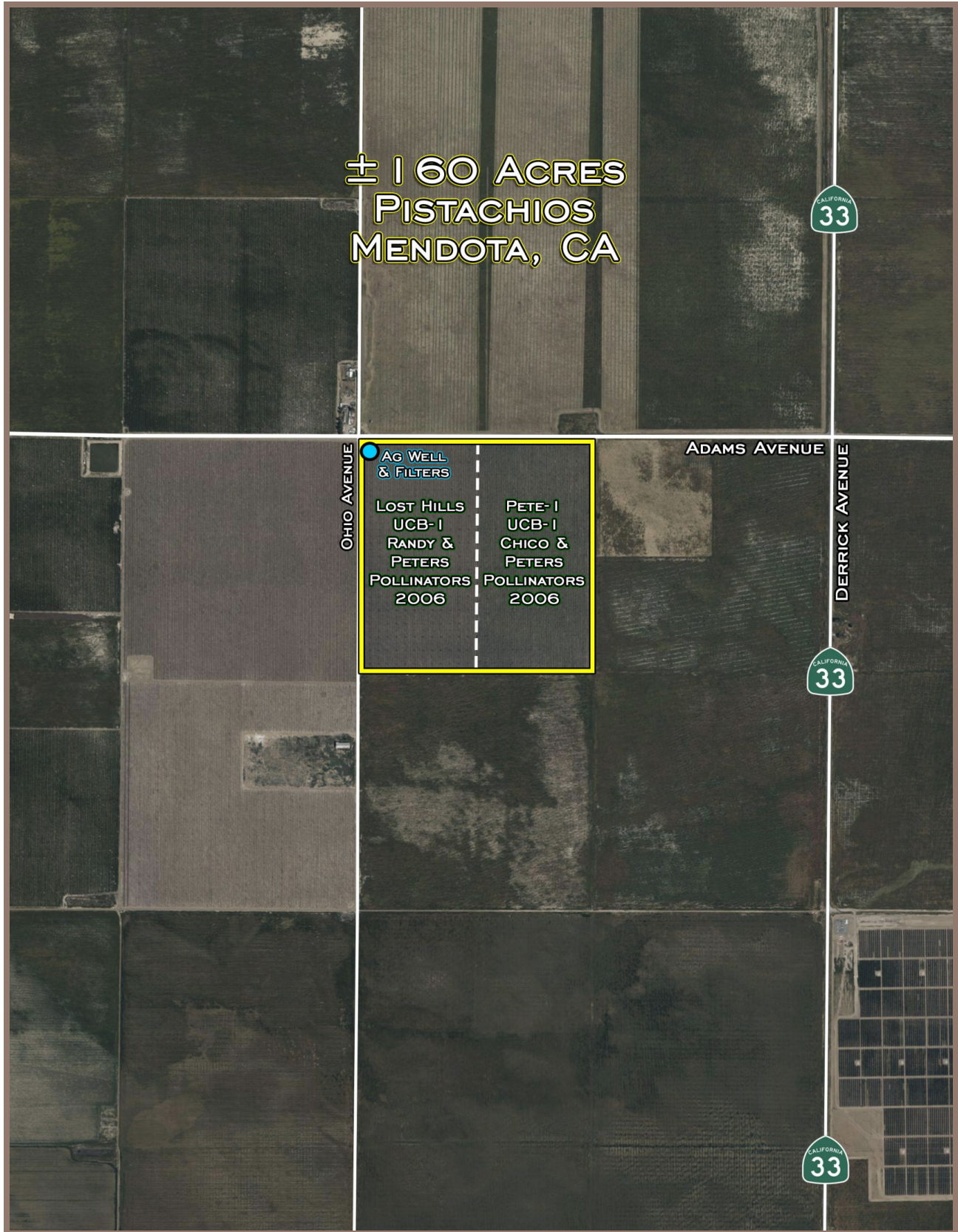
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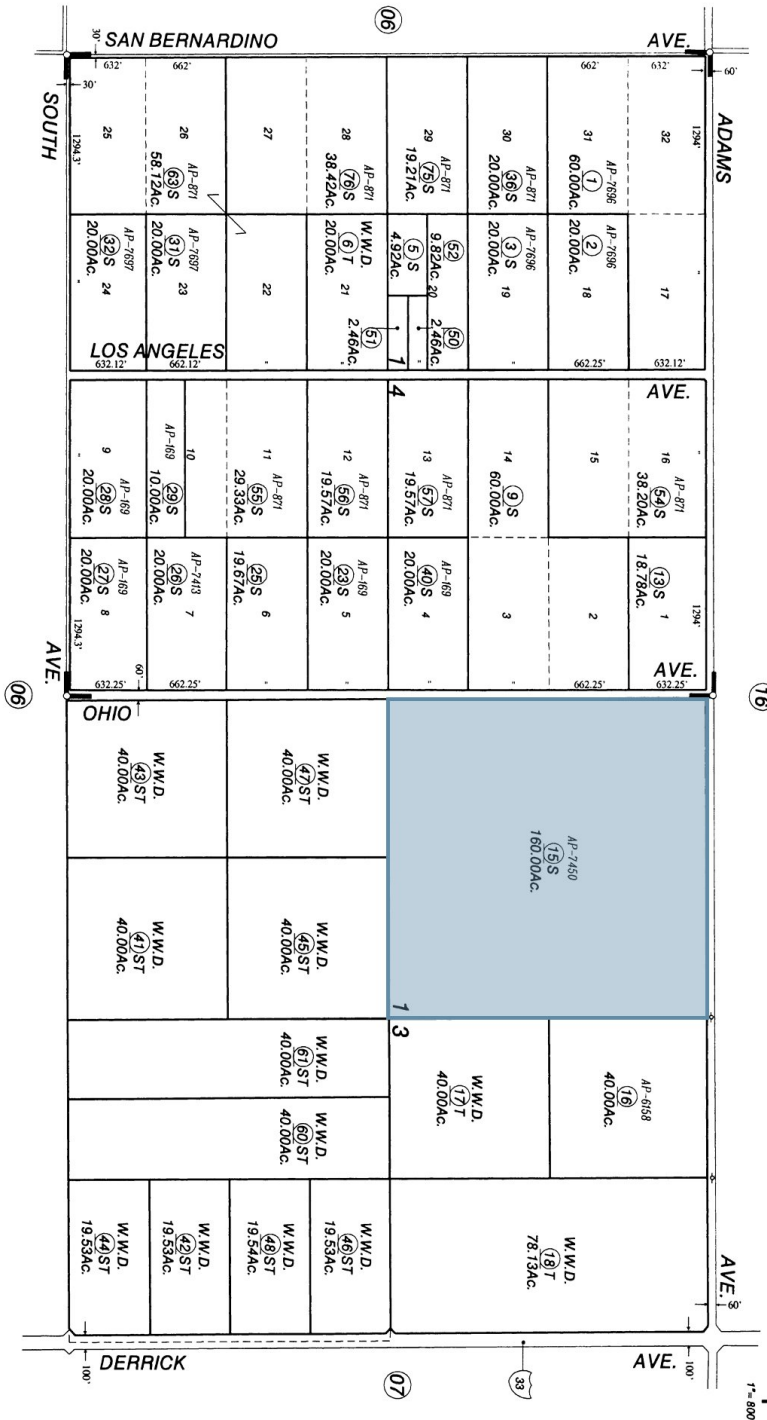


... NOTE ...
This map is for Assessment purposes only.
It is not to be construed as porting legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN SEC. 14 & SEC. 13, T.15 S., R.14 E., M.D.B. & M.

Tax Rate Area
140-006

028-17



11-04-2010 RKV

Agricultural Preserve
California Land Investment Co. Tract No. 1 - R.S. Bk. 7, Pg. 7

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 028 - Pg. 17
County of Fresno, Calif.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

